

Chateau in the Pines

Draft Budget	2023 Budget	Approved 2024 Budget
Income:		
Assesment income	\$ 154,800	\$ 272,489
Late NSF Fees	\$ 100	
CP 11 Shared Expense	\$ 9,000	\$ 10,000
Pool Key	\$ 200	
Misc	\$ -	\$ -
Prior Year CF	\$ 3,004	\$ -
TOTAL INCOME	\$ 167,104	\$ 282,489

Expenses:		
ADMINISTRATION		
Taxes and Licenses	\$ 411	\$ 411
Management Fees	\$ 11,880	\$ 11,400
Office and Postage	\$ 1,800	\$ 1,200
Bank Fees	\$ 36	\$ 36
Accounting	\$ 2,000	\$ -
Legal	\$ 3,600	\$ 2,600
MAINTENANCE		
Power washing		\$ 2,000
Mulch Sod	\$ 180	\$ 500
Supplies	\$ 500	\$ 500
Locks keys Signs	\$ 72	\$ 100
Grounds Contract	\$ 18,000	\$ 20,000
Tree Trimming	\$ 1,200	\$ 2,000
Arborist	\$ -	\$ 2,000
Maintenance	\$ 7,200	\$ 7,500
Pool Maitenance	\$ 720	\$ 850
Pool Service Contract	\$ 5,000	\$ 5,500
Pest Control		\$ 1,000
Fencing		\$ 2,000
Contingency	\$ 3,600	\$ 3,600
INSURANCE	\$ 64,000	\$ 165,000
UTILITIES		
Trash	\$ 6,300	\$ 12,500
Electric	\$ 9,204	\$ 10,200
Water Sewer	\$ 600	\$ 800
RESERVES		
Reserve Contribution	\$ 30,792	\$ 30,792
TOTAL	\$ 167,095	\$ 282,489

Monthly Maintenance Fee	\$ 215	\$ 378
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Where Do My Dues Go?

Each month, you pay \$378.00 toward the general expenses of the Association. What's important to know is that the Board works from what's called a ZERO SUM budget, meaning that every penny is allocated to a line item expense. Because we are a non-profit organization, at the end of the year, our budget must balance to close to zero. Below, see how your monthly expenses break down for 2024*.

ADMINISTRATION	
Taxes and Licenses	0.57
Management Fees	15.83
Office and Postage	2.50
Bank Fees	.05
Legal	3.61
MAINTENANCE	
Power washing	2.78
Mulch Sod	.69
Supplies	.69
Locks, Keys, Signs	.14
Grounds Contract	27.78
Tree Trimming	2.78
Arborist	2.78
Maintenance	10.42
Pool Maintenance	1.18
Pool Service Contract	7.64
Pest Control	1.39
Fencing	2.78
Contingency	5.00
INSURANCE	229.17
UTILITIES	
Trash	17.36
Electric	14.17
Water Sewer	1.11
RESERVES	
Reserve Contribution	42.77

If there's any money leftover at the end of the year, it gets carried forward for contingency funding (when something unexpected happens, contingency funds are our buffer).

If we are able this year to work on getting all our outstanding roofing issues cleared up, then we may have some bargaining power with our insurance broker. As you can see, most of your money goes toward our master insurance policy.

If you have questions or would like to learn more about how the annual budget and your dues fit together, please reach out to a Board member by using the "contact" form on our website, www.chateauinthepines.com

*Note that figures have been rounded and may result in a slightly different total than the approved budget